

SITE PLAN COMMITTEE
AUGUST 12, 2008

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Harry Venis, Bob Breslau, and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Maria Sanchez, Planning Aide Carlo Galluccio, Chief Landscape Inspector Chris Richter, and Secretary Janet Gale recording the meeting. Vice-Chair Casey Lee and Sam Engel, Jr., were absent.

2. APPROVAL OF MINUTES: July 22, 2008

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of July 22, 2008. In a voice vote, with Vice-Chair Lee and Mr. Engel being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLAN

Modification

3.1 SPM 12-1-07, Dunkin Donuts, 2895 Davie Road (M-4)

Jordy Sopourn and Ken Choquette, representing the petitioner, were present. Ms. Sanchez summarized the planning report.

Mr. Breslau expressed concern about the vehicle stacking for the drive-thru window service. He noted that the present configuration provided for approximately three- to- four vehicles before blocking a cross-traffic driveway. Ms. Sanchez responded that the Engineering Department had requested a study for the stacking capacity. The applicant had provided that study and it had been approved by Engineering. Mr. Sopourn advised that there had not been an established stacking requirement and so they depended on the traffic study and other established Dunkin Donuts facilities within the Town as an example.

Mr. Breslau had observed that at peak hours, the Dunkin Donuts located on State Road 84 by 136th Avenue had 10- to- 15 cars in line circling that building. Mr. Sopourn explained that the referenced Dunkin Donut business had one service window near the rear of the building whereas this one had two windows with the pick-up window being a decent separation from the pay window thereby allowing for further stacking along the length of the building. Also, there was room for stacking between the order box and the pay window.

Mr. Breslau believed that the stacking before the order box would still be problematic. He reconfigured the radius curve on the site plans which would increase room for stacking and offered it as a solution to the problem. Although it meant that two parking spaces would be removed to accommodate the circulation, Messrs. Sopourn and Choquette agreed that the change would be made without impacting the parking requirements as they had two parking spaces to spare.

Mr. Evans pointed out a “bump-out” curb by the service windows and suggested that it be made less substantial by removing or “softening” the corners so vehicles could maneuver it easily. Mr. Sopourn recognized the problem and agreed to the recommendation.

Mr. Breslau suggested that the addition of the walk-in cooler be screened in to obscure the mechanicals on the roof of the addition. Although plans were that it would be screened in, Mr. Evans suggested that by an opening, there were four panels that should be replaced with a “non-visible” screening. Mr. Sopourn indicated that he understood the request and would comply.

There was a brief discussion regarding photometrics on the site as the lighting level had been excessive in the past. Mr. Sopourn assured that although there were “hot spots” directed toward the parking area, the fixtures were well shielded and there was no spill out toward the perimeter.

Mr. Evans asked about the triangular build-out over the entrance and if that area was intended for signage. Mr. Sopourn responded affirmatively. Mr. Evans, therefore, suggested some architectural details to maintain the architecture of the building. Mr. Sopourn advised that the intention was to make the triangle flush in order for the signage to be raised a couple of feet higher. Committee members asked that the sign be framed with a painted band which should be the same color as the trim. Mr. Sopourn understood the request.

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Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following comments: 1) to verify that the site lighting conformed to Code; 2) to replace the outside screening for the walk-in cooler area with “non-visible” screening (four, south facing panels); 3) to revise the turning radius on the northwest island and remove two parking spaces in order to make that change in the radius (as discussed with petitioner); 4) to change the angle of the “bump-out curb line” at the drive-thru to make it easier to get around the “bump-out” (as discussed with petitioner); and 5) on the front elevation, the triangle over the front doors was intended to be filled in and made flush for signage – the applicant was to place a band around the signage to match the trim color used for banding on the building. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau advised that he had several conversations with homeowners’ associations on Hiatus Road, Councilmember Starkey and Public Works Director Manny Diez regarding the Town’s capital projects policy. The problem was that the Town did some capital projects without having been reviewed by the Site Plan Committee. He provided an example involving the lack of landscaping and the absence of paved crosswalks for a traffic circle located on Hiatus Road and 26th Street. Mr. Breslau believed that the Town should be held to no fewer standards than those which it imposed on private developers and private owners within the Town. Chair Venis and Mr. Evans agreed and suggested that the issue be discussed with staff at the next meeting to see if Council would be interested in utilizing the Committee in its capacity for those projects.

Mr. Abramson stated that it was his understanding that the projects which did not come before the Committee were typically those involving open space and parks. He advised of the circumstances which required that the Town complete a project that was supposed to be done by the developer, but they “ran out of money” and the Town was left to complete it.

Mr. Breslau indicated that there were some “pretty qualified” members on the Committee and as the Council’s appointees, there was an interest in the Committee’s recommendations. He proposed that Council be asked that if there was a capital project being paid for with tax dollars, it should come before their appointed Committee for recommendations. Chair Venis concurred and instructed Ms. Gale to place the item on the next agenda in order to discuss it with the other Committee members and provide Council with some sort of formal statement.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:55 p.m.

Date Approved: _____

Chair/Committee Member